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4 Hope Lane North, Portobello, Edinburgh, EH15 2PT

Light and Beautifully Presented, Two-Bedroom, Mid-Terrace Cottage

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Property Description

Light and beautifully presented, two-bedroom, mid-terrace cottage, located off-street, within a quiet, courtyard setting. Situated on a quiet, side street in the heart of Portobello, close to both the High Street and the iconic Promenade.

Comprises an entrance hall, living room, kitchen, two flexible bedrooms and a shower room.

Highlights include a fitted kitchen, with appliances, a modern bathroom, hardwood flooring and contemporary lighting.

In addition, there is double glazing, HIVE gas central heating and good storage, including a loft space mirroring the floorplan.

To the rear, there is an enclosed, paved patio, a decked terrace, a private shed and a shared drying green.

A welcoming entrance hall is finished with modern, wood-effect flooring, which continues into a spacious living room, featuring ornate coving and a traditional fireplace. Opening onto an enclosed, paved terrace, via glazed, sliding doors, the tastefully presented reception room offers ample, versatile space for freestanding lounge furniture. Conveniently adjoining, a kitchen is fitted with wood-effect units and granite-effect worktops, whilst appliances include an integrated one, a gas hob, a concealed extractor fan, a freestanding fridge/freezer and a washing machine.

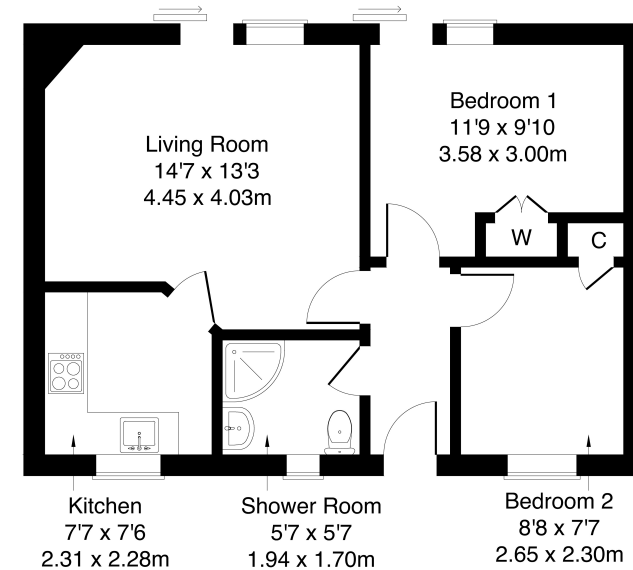
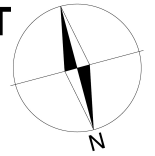
Set to either aspect are two carpeted bedrooms. Whilst bedroom one is a double bedroom, with integrated storage and access to the enclosed terrace, the second bedroom offers a good-sized, flexible space.

Completing the accommodation, a shower room comprises a corner shower cubicle, a two-piece suite, vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (506 sq ft - 47 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Portobello lies on the eastern edge of Edinburgh and is renowned for its extensive sandy beach and seafront promenade. The area has a bustling high street, with a good range of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery, a greengrocer, an Aldi, and a Morrisons superstore on Portobello Road; whilst The Jewel and Fort Kinnaird offer further large supermarkets and a range of major high-street names, restaurants and a multi-screen cinema.

Frequent bus services are available from the High Street, and the nearby Brunstane rail station offers further commuting options, whilst the A1 and the city bypass are also easily accessed. There are a number of parks and golf courses, with the extensive Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park also close by; whilst Portobello Leisure Centre offers swimming pools, a spa, Turkish baths, a gym, a fitness studio and a soft play.





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